



COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

HEARING DATE: October 22, 2020
ITEM NO.: 1
TIME: 3:05 PM

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: October 5, 2020
SUBJECT: **SINGLE-ROOM OCCUPANCY ZTA**
ZONING TEXT AMENDMENT (PLN20-00264)
STATUTORY / CATEGORICAL EXEMPTION
ALL SUPERVISORIAL DISTRICTS

STAFF PLANNER: Devin McNally, Assistant Planner

LOCATION: Unincorporated Placer County

APPLICANT: Placer County Planning Services Division

PROPOSAL

The Planning Services Division requests that the Planning Commission consider providing a recommendation to the Board of Supervisors on revisions to the Placer County Code, Chapter 17, Articles 17.06, 17.20, 17.22, 17.26, 17.30, 17.34, 17.48, and 17.56 pertaining to Single-Room Occupancy (SRO) Residential Housing. The proposed Zoning Text Amendments (ZTA) will provide a streamlined process for when an existing structure, typically a hotel/motel, is converted to a SRO use. Specifically, the ZTA would change the current minor use permit requirement for the SRO land use with less than 30 units to be allowed with zoning clearance and allow the SRO land use on parcels that allow for mixed use projects. In addition, in the Tahoe Basin Community Plan area SRO units would remain designed as Tourist Accommodation Units (TAU).

CEQA COMPLIANCE

Pursuant to Public Resources Code (PRC) Section 21080.50 and CEQA Guidelines Sections 15301 and 15061(b)(3) of the California Environmental Quality Act (CEQA), the adoption of the proposed ordinance is exempt from CEQA. The proposed ZTA is exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) because the proposed changes to the zoning ordinance relate to the conversion of existing facilities (e.g. hotel, motel, or similar lodging) and CEQA Guidelines Section 15061(b)(3) (common sense exemption) because the changes convert existing structures to a less intensive use, which would not have the potential to cause a significant effect on the environment. Furthermore, on September 26, 2019, the Governor approved Senate Bill (SB) 450, which adds a CEQA exemption in Public Resources Code (PRC) section 21080.50 for projects related to the conversion of a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel to supportive or transitional housing. The proposed ZTA relates to the conversion of a motel, hotel, residential hotel, or hostel to supportive or transitional housing, specifically SROs; therefore, no further environmental review is required under section 21080.50.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS

A legal notice was published in the Sacramento Bee and Sierra Sun newspapers in accordance with California Government Code Sections 65090 and 65094 and Placer County Code section 17.60.090.

Stakeholders and all Municipal Advisory Councils have received notice of this public hearing. Other appropriate public interest groups and citizens were sent copies of the public hearing notice as well.

BACKGROUND

SRO units are a single room that provides living and sleeping space for the exclusive use of the occupant with shared sanitary and/or food preparation facilities. The Placer County Code at Section 17.04.030 defines these units as housing that is, “any building containing five or more units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents which is their primary residence. The individual units may lack either cooking facilities or individual sanitary facilities, or both and shall meet currently adopted California Building Code R-2 occupancy classification requirements”. By design, SRO rooms are small (less than 400 square feet) and serve to provide supportive housing units for those at risk of homelessness or unable to secure housing through traditional rental or ownership markets.

Unlike traditional rental housing, their design allows SROs to offer flexible length terms and often do not require a security deposit, references, or proof of income. As a result, SROs can serve the housing needs of vulnerable populations that may not have access to credit or have unstable finances. SROs are typically converted from an existing motel or hotel and are usually located near employment centers, transit, and other supportive services. Since SROs function as extended stay hotels, they generate impacts similar to the hotels they convert.

In 2013, the zoning ordinance was updated to implement programs from the 2008 Housing Element and various State Housing Law for SRO units. The 2013 ordinance update established an SRO Residential Housing definition, use type, and development standards. However, since 2013, no SROs have been converted in Placer County. In accordance with Housing Element Policy F-12, the County should continue to support efforts to increase supportive housing facilities availability.

In reviewing the County’s existing regulations for SROs, staff has identified permitting as a barrier for projects proposing to convert an existing structure into an SRO. Since SRO conversions often rely on grants or other time-sensitive funds, delays in securing the appropriate entitlement(s) can jeopardize funding and the ability to complete the conversion in a timely manner, if at all. The proposed changes to SRO regulation will continue the County’s efforts to increase SRO availability thus increasing supportive housing facilities. In addition, the proposed revisions would streamline the process for existing facilities to be converted into an SRO while still maintaining provisions of the current SRO ordinance with regards to design and compatibility with neighboring uses.

OVERVIEW OF PROPOSED CHANGES

The purpose of the proposed Single Room Occupancy Zoning Text Amendment is to increase supportive housing facilities availability by reducing barriers to permitting as well as clarify that in the Tahoe Basin SRO units will remain Tourist Accommodation Units. Attachment A contains the recommended code changes shown in ~~strikeout~~ and underline. It reflects other code areas (or ripples) related to SROs in Chapter 17 that also need to be amended for internal consistency and clarity. A summary and discussion for the recommended revisions are as follows.

Discretionary Permitting

Currently, SROs are allowed where multifamily dwellings are allowed including residential multifamily (RM), neighborhood commercial (C1), general commercial (C2), commercial planned development (CPD), highway service (HS), resort (RES) zone districts with a minor or conditional use permit depending on the number of units. The proposed zoning text amendment will change the use permit requirement for single-room occupancy residential housing with 30 or fewer units to zoning clearance required and for single-room occupancy residential housing with 30 or more units require a minor use permit.

Single-Room Occupancy Residential Housing Development Standards

The zoning ordinance currently contains development standards for SROs (Attachment B). The development standards for SROs are not proposed to change with the proposed amendment, however the proposed changes would add a design review requirement for new construction SRO projects, allow SRO projects in mixed use zones, and include language to allow SRO projects to maintain their Tourist Accommodation Unit (TAU) status in the Tahoe Basin.

The proposed zoning text amendment will change the use permit requirement for single-room occupancy residential housing with 30 or fewer units to zoning clearance. Most SRO projects are rehabilitations of existing commercial property, which are subject to the existing development standards for SROs (Section 17.56.233) however for an SRO project proposed as a new structure, the proposed amendment will add a design review requirement to be completed before approval. The proposed language is provided below:

New Structure. SRO will be subject to design/site review in accordance with the procedures outlined in Section 17.52.070 (Design review) of the Placer County zoning ordinance. Through the design/site review process, applications are approved, conditionally approved, or denied, based on consistency with the design standards and guidelines established for by the applicable general/community plan and zoning district.

The proposed zoning text amendment will add language to clarify that SRO units within the Tahoe Community Plan can remain Tourist Accommodation Units (TAUs). This language is needed because both the Tahoe Basin Area Plan and the Tahoe Regional Planning Agency's (TRPA) Code of Ordinances do not have provisions governing SRO residential housing, therefore the Placer County Zoning Ordinance establishes standards for SRO uses. Similar regulations and language were added to the City of South Lake Tahoe ordinance which allow SROs that are converting from hotels and similar uses to maintain the TAU status. TRPA suggested that Placer County consider a similar amendment with regards to SRO regulation. The proposed language is provided below:

Tourist Accommodation Units. For SRO subject to Tahoe Regional Planning Agency (TRPA) regulation. All SRO units shall remain tourist accommodation units (TAUs) as set forth by TRPA's Code of Ordinances, unless converted from a TAU by regulation or means other than the TRPA ordinance.

Beyond commercial zones, SROs are best situated in employment centers, which would include Mixed Use and Town Center Zones which are part of the Tahoe Basin Area Plan. To fit that intent, additional language was added to make it clear that these uses are permitted in zones which allow mixed use projects:

Mixed Use Allowances. On parcels in which mixed use projects are allowed, single-room occupancy residential housing (thirty (30) or fewer units) shall be allowed with a zoning clearance requirement (Section 17.06.050 (Land use and permit tables)) and single-room occupancy residential housing (thirty-one (31) or more units) shall be allowed with a minor use permit requirement (Section 17.06.050 (Land use and permit tables)).

MUNICIPAL ADVISORY COUNCIL REVIEW

Due to the coronavirus pandemic and social distancing protocols, all Municipal Advisory Councils meetings have been canceled for the foreseeable future. Therefore, the project is being brought to the Planning Commission without a recommendation from the MACs.

RECOMMENDATION

The Development Review Committee recommends that the Planning Commission forward a recommendation to the Board of Supervisors to adopt an Ordinance to amend Placer County Code,

Chapter 17, Articles 17.06, 17.20, 17.22, 17.26, 17.30, 17.48, and 17.56 pertaining to Single-Room Occupancy Residential Housing units as set forth in Attachment A, subject to the following findings:

FINDINGS


CEQA

The proposed Zoning Text Amendment is statutorily and categorically exempt pursuant to PRC Section 21080.50 and CEQA Guidelines Sections 15301 and 15061(b)(3) of the CEQA Guidelines because the proposed changes to the zoning ordinance relate to the conversion of existing facilities (e.g. hotel, motel, or similar lodging) and CEQA Guidelines Section 15061(b)(3) (common sense exemption) because the changes convert existing structures to a less intensive use, which would not have the potential to cause a significant effect on the environment. Furthermore, PRC Section 21080.50 exempts projects from CEQA that are related to the conversion of a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel to supportive or transitional housing.

ZONING TEXT AMENDMENT

1. The proposed Zoning Text Amendment relating to single-room occupancy residential housing units is consistent with the goals, objectives and policies of the Placer County General Plan and the applicable community plans since it is in accordance with the following:
 - A) General Plan Housing Element Policy B-7 – The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County;
 - B) General Plan Housing Element Policy F-10 – The County shall continue to assist various non-profit organizations that provide emergency shelter and other support services to homeless persons;
 - C) General Plan Housing Element Policy F-12 – The County shall support efforts to increase the availability of residential care facilities and other supportive housing facilities for special needs individuals, including person with physical or mental disabilities and seniors.
2. The proposed Zoning Text Amendments related to single-room occupancy residential housing units serves the public necessity, convenience, and welfare by encouraging additional housing options within the County and meeting the need of vulnerable populations.

Respectfully submitted,


Devin McNally, Assistant Planner

ATTACHMENTS

Attachment A: Draft Ordinance Amending Placer County Zoning Code Chapter 17, Articles 17.06, 17.20, 17.22, 17.26, 17.30, 17.48, and 17.56 pertaining to Single-Room Occupancy Residential Housing

Attachment B: Zoning Ordinance Section 17.56.233 Single-Room Occupancy Residential Housing

cc: Steve Pedretti – CDRA Director
EJ Ivaldi – Planning Director
Clayton Cook – County Counsel
Brad Brewer – Flood Control
Lisa Carnahan – Parks Division
Andrew Darrow – Environmental Engineering
Angel Green – CDRA / Air Quality
Stephanie Holloway – Public Works
Joey Scarbrough – Environmental Health
Rebecca Taber – Engineering and Surveying Division
All MACs

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Amendments to Placer County Code Chapter 17,
17.06, 17.20, 17.22, 17.26, 17.30, 17.48, and 17.56
pertaining to Single-Room Occupancy Residential
Housing

Ordinance No.: _____

The following ordinance was duly passed by the Board of Supervisors of the County of Placer at
a regular meeting held _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, on October 22, 2020, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.140 to consider zoning text amendments, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on _____, 2020, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed zoning text amendments; and

WHEREAS, the Board has reviewed the proposed amendments to Chapter 17 of Placer County Code, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon; and

WHEREAS, the Board determines that Pursuant to Public Resources Code (PRC) Section 21080.50 and CEQA Guidelines Sections 15301 and 15061(b)(3) of the California Environmental Quality Act (CEQA), the adoption of the proposed ordinance is exempt from CEQA.

WHEREAS, the Board finds the proposed amendments to Chapter 17 of Placer County Code follow the applicable requirements of State law, are consistent with the General Plan and are in the best interests of the County.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 17, Article 17.06, Section 17.06.050 of the Placer County Code is hereby amended as follows:

Section 17.06.050, Land Use and permit tables.

	RESIDENTIAL				COMMERCIAL								INDUSTRIAL				AGRICULTURAL, RESOURCE, OPEN SPACE						
LAND USE TYPES	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W		
Residential Uses																							
Single-room occupancy residential housing (30 or fewer units)		MUP C			MUP C	CUP C		MUP C	C		C												
Single-room occupancy residential housing (31 or more units)		MUP			MUP	CUP MUP		CUP MUP	MUP		MUP												

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	*
Use not allowed	

Section 2. Chapter 17, Article 17.20, Section 17.20.010 of the Placer County Code is hereby amended as follows:

Commercial Planned Development (CPD)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the CPD zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and

permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter. See also subsection C of this section for permit requirements where a proposed site is to be subdivided.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Single-Room Occupancy Residential Housing, 30 or fewer units	CUP C	17.56.233
Single-Room Occupancy Residential Housing, 31 or more units	MUP	17.56.233

Section 3. Chapter 17, Article 17.22, Section 17.22.010 of the Placer County Code is hereby amended as follows:

General Commercial (C2)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the C2 zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Single-Room Occupancy Residential Housing, 30 or fewer units	CUP C	17.56.233
Single-Room Occupancy Residential Housing, 31 or more units	CUP MUP	17.56.233

Section 4. Chapter 17, Article 17.26, Section 17.26.010 of the Placer County Code is hereby amended as follows:

Highway Service (HS)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the HS zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Single-Room Occupancy Residential Housing, 30 or fewer units	CUP C	17.56.233
Single-Room Occupancy Residential Housing, 31 or more units	CUP MUP	17.56.233

Section 5. Chapter 17, Article 17.30, Section 17.30.010 of the Placer County Code is hereby amended as follows:

Neighborhood Commercial (C1)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the C1 zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Single-Room Occupancy Residential Housing, 30 or fewer units	MUP C	17.56.233
Single-Room Occupancy Residential Housing, 31 or more units	MUP	17.56.233

Section 6. Chapter 17, Article 17.48, Section 17.48.010 of the Placer County Code is hereby amended as follows:

Residential Multi-Family (RM)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RM zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Single-Room Occupancy Residential Housing, 30 or fewer units	MUP C	17.56.233
Single-Room Occupancy Residential Housing, 31 or more units	MUP	17.56.233

Section 7. Chapter 17, Article 17.56, Section 17.56 of the Placer County Code is hereby amended to add Section 17.56.233, which will read as follows:

Section 17.56.233 Single-Room Occupancy Residential Housing

When allowed by Section 17.06.030 et seq., (Allowable land uses and permit requirements) in the zone applicable to a site, a single-room occupancy residential housing facility (SRO) at a fixed location is subject to the requirements of this section. The provisions of this chapter are intended to provide opportunities for the development of permanent, affordable housing for small households and for people with special needs in proximity to transit and services and to establish standards for these small units.

- A. Location. A single-room occupancy residential housing facility shall not be located within three hundred (300) feet of any other single-room occupancy residential housing, emergency shelter, or other similar program, unless such program is located within the same building or on the same lot.
- B. Development Standards.
 1. Units shall have a minimum floor area of one hundred fifty (150) square feet and a maximum floor area of four hundred (400) square feet.
 2. Each unit shall accommodate a maximum of two persons.
 3. Provide for adequate exterior security lighting.
 4. Laundry facilities shall be provided in a separate room at the ratio of one washer and one dryer for every twenty (20) units of fractional number thereof, with at least one washer and dryer per floor.
 5. Cleaning Supply Room. A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO facility.
 6. Bathroom. An SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink and bathtub or shower or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.
 7. Kitchen. An SRO unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and stove, range top or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.

8. Closet. Each SRO unit shall have a separate closet.
9. Code Compliance. SRO units shall comply with all requirements of the California Building Code. All units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible.

10. New Structure. New Structure. SRO will be subject to design/site review in accordance with the procedures outlined in Section 17.52.070 (Design review) of the Placer County zoning ordinance. Through the design/site review process, applications are approved, conditionally approved, or denied, based on consistency with the design standards and guidelines established for by the applicable general/community plan and zoning district.

- C. Business Practices—Facility Management. An SRO facility with ten (10) or more units shall provide on-site management. An SRO facility with less than ten (10) units may provide a management office on-site.
- D. Parking. Off-street parking for tenants shall be provided based upon a demonstrated need; however, the parking standard shall not require more parking than for other residential or commercial uses within the same zone. An SRO facility shall provide one parking space for each SRO unit, one parking space for the on-site manager where required, and one parking space for each additional employee. All parking shall be off-street and on-site.
- E. Tenancy. Tenancy of SRO units shall not be for less than thirty (30) days.
- F. Existing Structure. An existing structure may be converted to an SRO facility, consistent with the provisions of this section. Any such conversion must bring the entire structure up to current building code standards, including accessibility and adaptability standards, unless otherwise exempted by the chief building official. (Ord. 5710-B § 9, 2013)
- G. **Tourist Accommodation Units. For SRO subject to Tahoe Regional Planning Agency (TRPA) regulation. All SRO units shall remain tourist accommodation units (TAUs) as set forth by TRPA's Code of Ordinances, unless converted from a TAU by regulation or means other than the TRPA ordinance.**
- H. **Mixed Use Allowances. On parcels in which mixed use projects are allowed, single-room occupancy residential housing (thirty (30) or fewer units) shall be allowed with a zoning clearance requirement (Section 17.06.050 (Land use and permit tables)) and single-room occupancy residential housing (thirty-one (31) or more units) shall be allowed with a minor use permit requirement (Section 17.06.050 (Land use and permit tables)).**

Section 8. This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with government code section 25124.

Zoning Ordinance Section 17.56.233 Single-Room Occupancy Residential Housing

17.56.233 Single-room occupancy residential housing.

When allowed by Section 17.06.030 et seq., (Allowable land uses and permit requirements) in the zone applicable to a site, a single-room occupancy residential housing facility (SRO) at a fixed location is subject to the requirements of this section. The provisions of this chapter are intended to provide opportunities for the development of permanent, affordable housing for small households and for people with special needs in proximity to transit and services and to establish standards for these small units.

A. Location. A single-room occupancy residential housing facility shall not be located within three hundred (300) feet of any other single-room occupancy residential housing, emergency shelter, or other similar program, unless such program is located within the same building or on the same lot.

B. Development Standards.

1. Units shall have a minimum floor area of one hundred fifty (150) square feet and a maximum floor area of four hundred (400) square feet.

2. Each unit shall accommodate a maximum of two persons.

3. Provide for adequate exterior security lighting.

4. Laundry facilities shall be provided in a separate room at the ratio of one washer and one dryer for every twenty (20) units of fractional number thereof, with at least one washer and dryer per floor.

5. Cleaning Supply Room. A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO facility.

6. Bathroom. An SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink and bathtub or shower or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.

7. Kitchen. An SRO unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and stove, range top or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.

8. Closet. Each SRO unit shall have a separate closet.

9. Code Compliance. SRO units shall comply with all requirements of the California Building Code. All units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible.

C. Business Practices—Facility Management. An SRO facility with ten (10) or more units shall provide on-site management. An SRO facility with less than ten (10) units may provide a management office on-site.

D. Parking. Off-street parking for tenants shall be provided based upon a demonstrated need; however, the parking standard shall not require more parking than for other residential or commercial uses within the same zone. An SRO facility shall provide one parking space for each SRO unit, one parking space for the on-site manager where required, and one parking space for each additional employee. All parking shall be off-street and on-site.

E. Tenancy. Tenancy of SRO units shall not be for less than thirty (30) days.

F. Existing Structure. An existing structure may be converted to an SRO facility, consistent with the provisions of this section. Any such conversion must bring the entire structure up to current building code standards, including accessibility and adaptability standards, unless otherwise exempted by the chief building official. (Ord. 5710-B § 9, 2013)